

# POTENTIAL SURPLUS LANDS

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**[sfwmd.gov](http://sfwmd.gov)**

## **District's Land Holdings**

- Owns and Manages approximately 1.3M acres of land.
- Most of the land is actively utilized for conservation, restoration or water resource improvement projects.
- Small Percentage become surplus to District's needs.
- Periodically reviewing all real estate holdings ensures agency is devoting its assets toward its multi-faceted responsibilities.

## **What are Surplus Lands?**

- Lands not needed for conservation, restoration or water resource projects.
- Site may be vacant or improved.
- Surplus not unique to District - State has active surplus program.

## **District Surplus Process**

- Analyzed whether property has any value to District – not just whether being utilized for intended purpose.
- If land is declared surplus, first offered to local government where land is located.
- If local government declines, land offered to public for exchange or sale

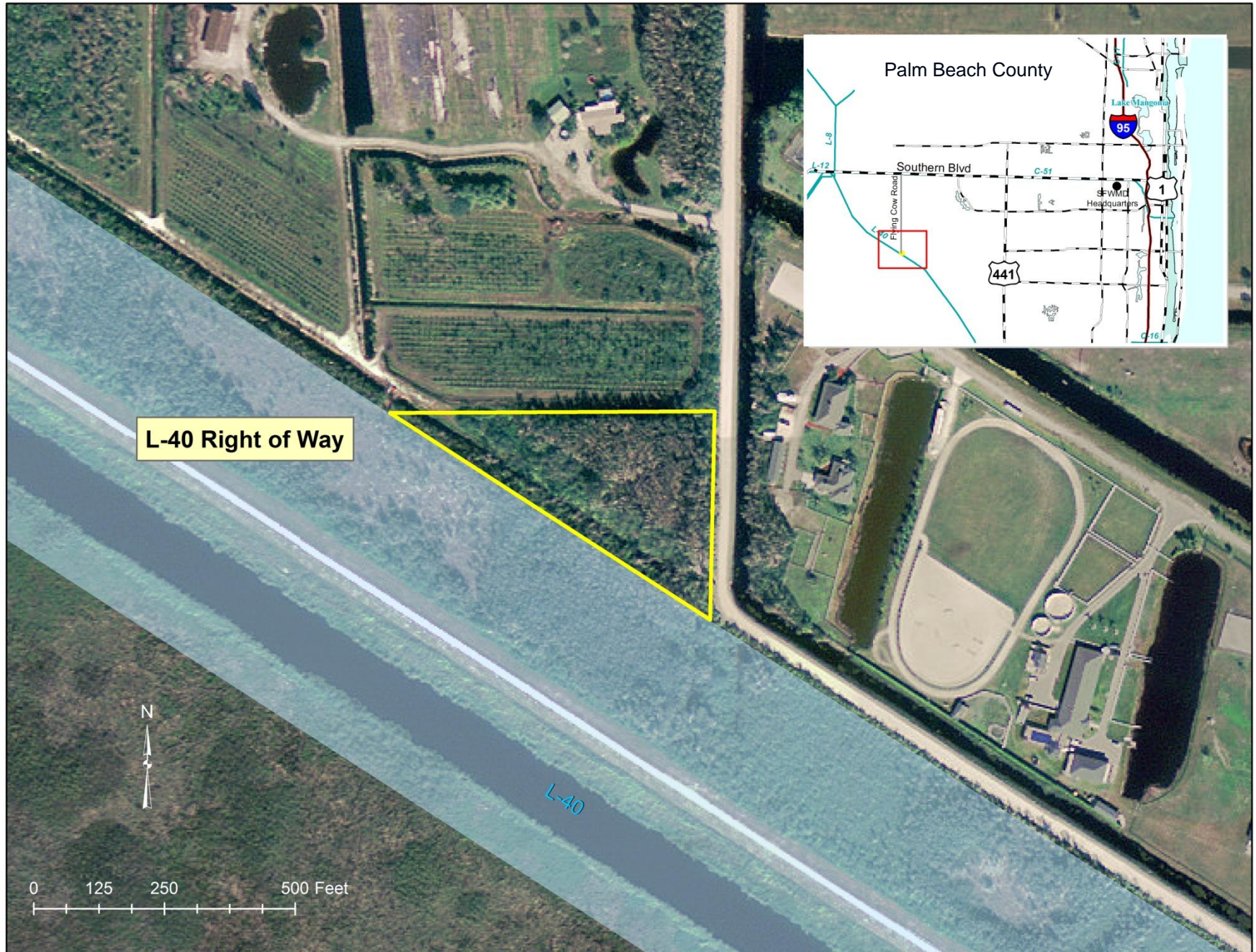
## **District Surplus Process – continued...**

- If sold to public, all expenses paid by successful bidder.
- Entire process can take 6 months or more.
- Sale proceeds may be utilized for additional land acquisition or other District needs such as construction.

# POTENTIAL SURPLUS LANDS



27100-063

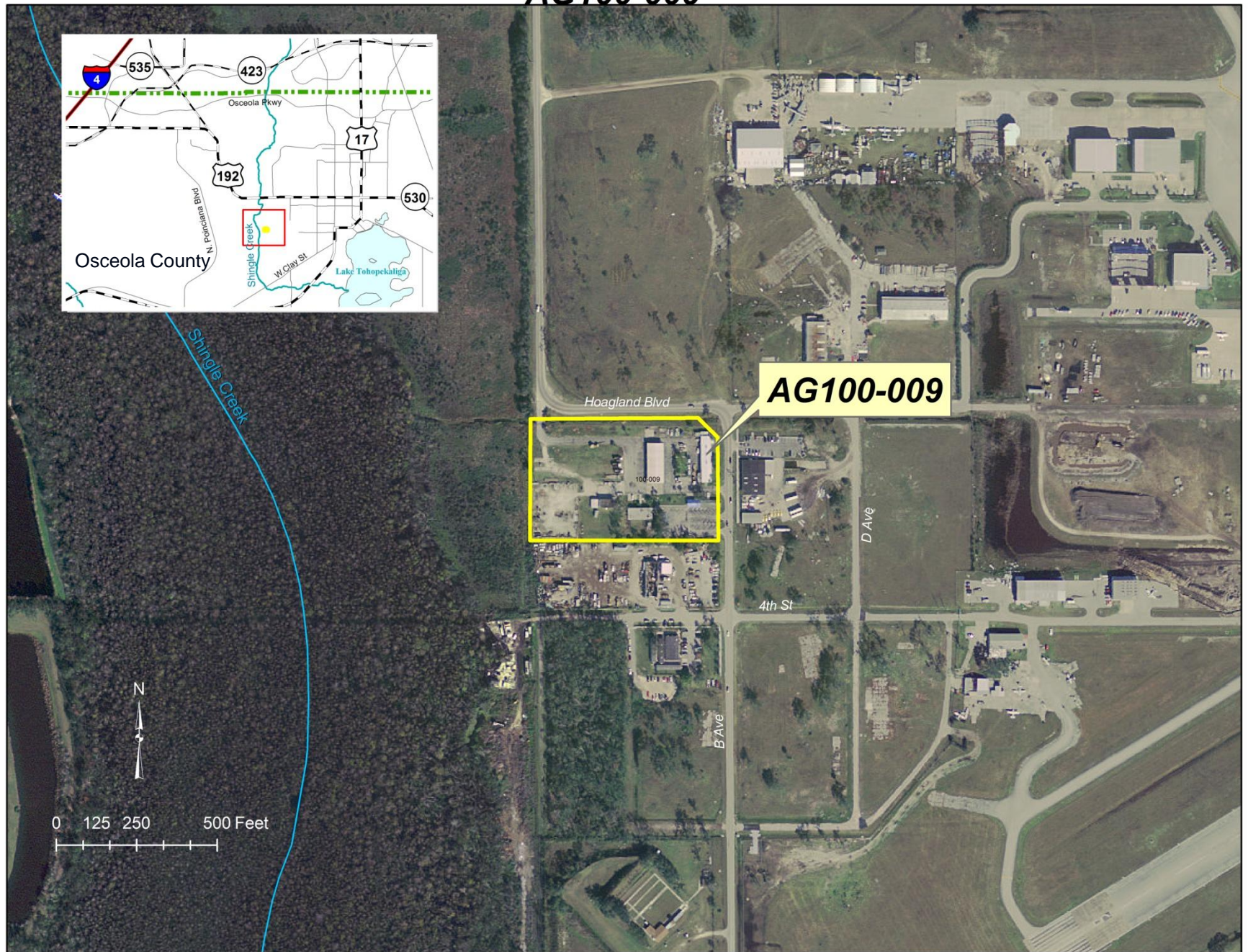


## **Tract No. 27100-063**

- **Why Surplus:** Originally acquired as part of a larger tract that is included within Water Conservation Area 1 boundary. However, with the construction of the L-40 canal in this section, this portion of the tract was separated from the project.
- **Acreage:** 2.85 Acres
- **Estimate of Value:** The estimated current value is \$142,500.00.
- **County:** Palm Beach
- **Current Zoning:** Agricultural/Residential
- **Location:** Off of S.R. 80, on Flying Cow Road within the Village of Wellington.



# AG100-009

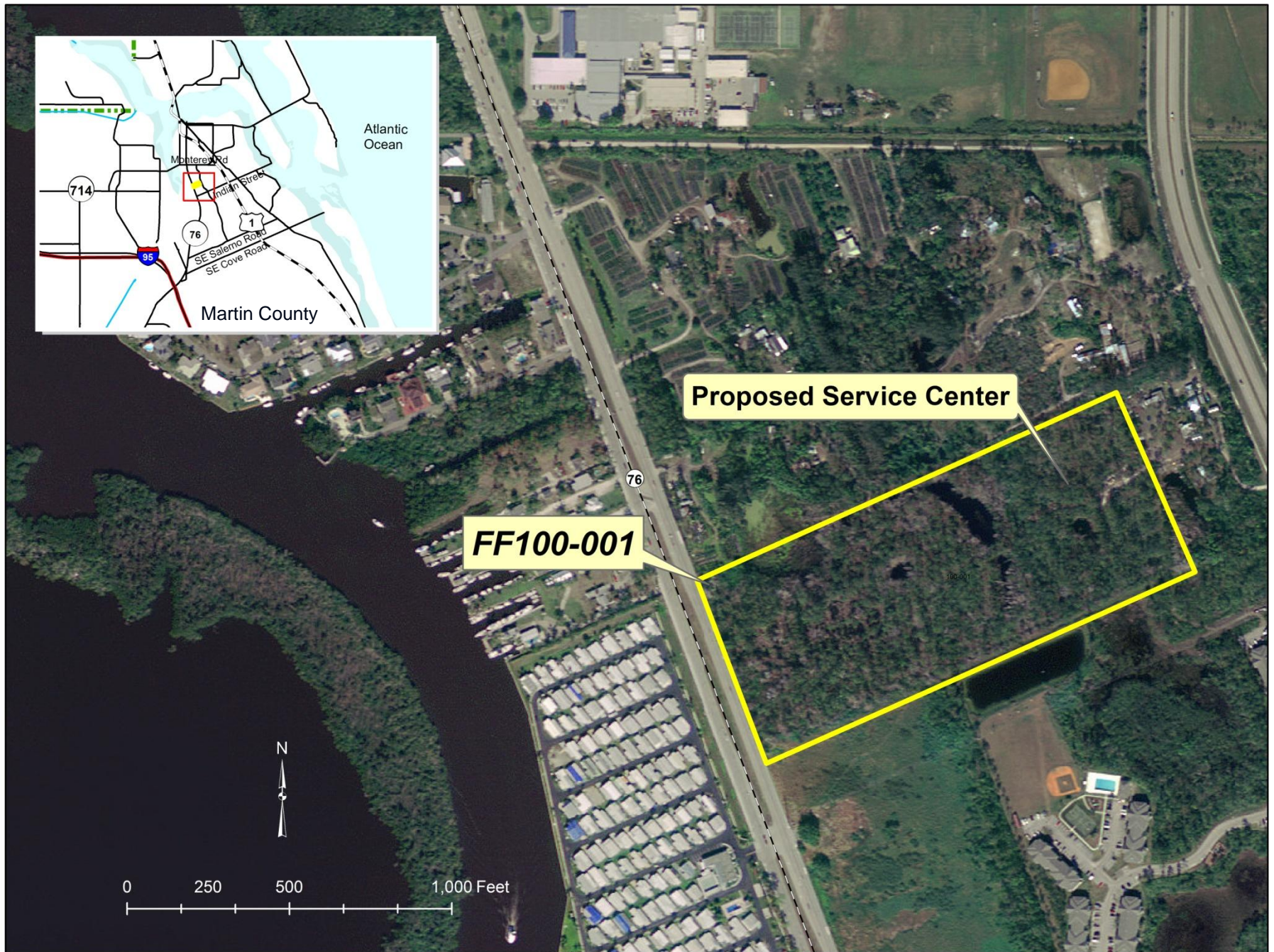


## **Tract No. AG100-009**

- **Why Surplus:** Formerly an active SFWMD field station location. New field station facilities have been constructed at another site.
- **Acreage:** 5.0 Acres
- **Estimate of Value:** The estimated current value is \$910,000.00.
- **County:** Osceola
- **Current Zoning:** Airport Industrial
- **Improvements:** 1 Office Building, 3 Warehouses, and 1 Service Building, with a total of 13,442 square feet, 1 Pole Barn, Asphalt and Concrete parking areas, 6' Chain link Fence.
- **Location:** 80 S. Hoagland Blvd., west of Kissimmee Airport.



# FF100-001



## Tract No. FF100-001

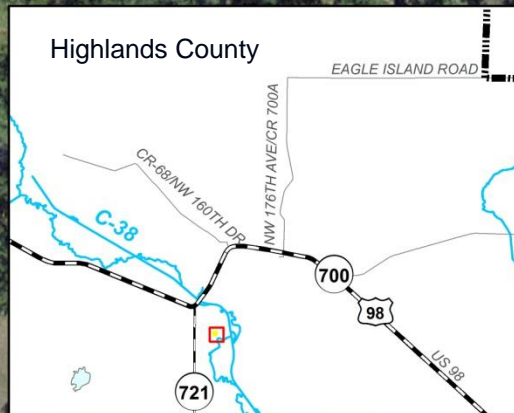
- **Why Surplus:** Originally acquired to serve as a potential spoil site. U.S. Army Corps of Engineers stated there was no need for future use.
- **Acreage:** 19.23 Acres
- **Estimate of Value:** The estimated current value is \$2,750,000.00.
- **County:** Martin
- **Current Zoning:** A-1 AGR (Low Density – 5 UPA)
- **Location:** East side of Kanner Highway (SR 76), 0.8 mile south of Monterey Road, Stuart.



19103-829

*Access Easement*

19103-829



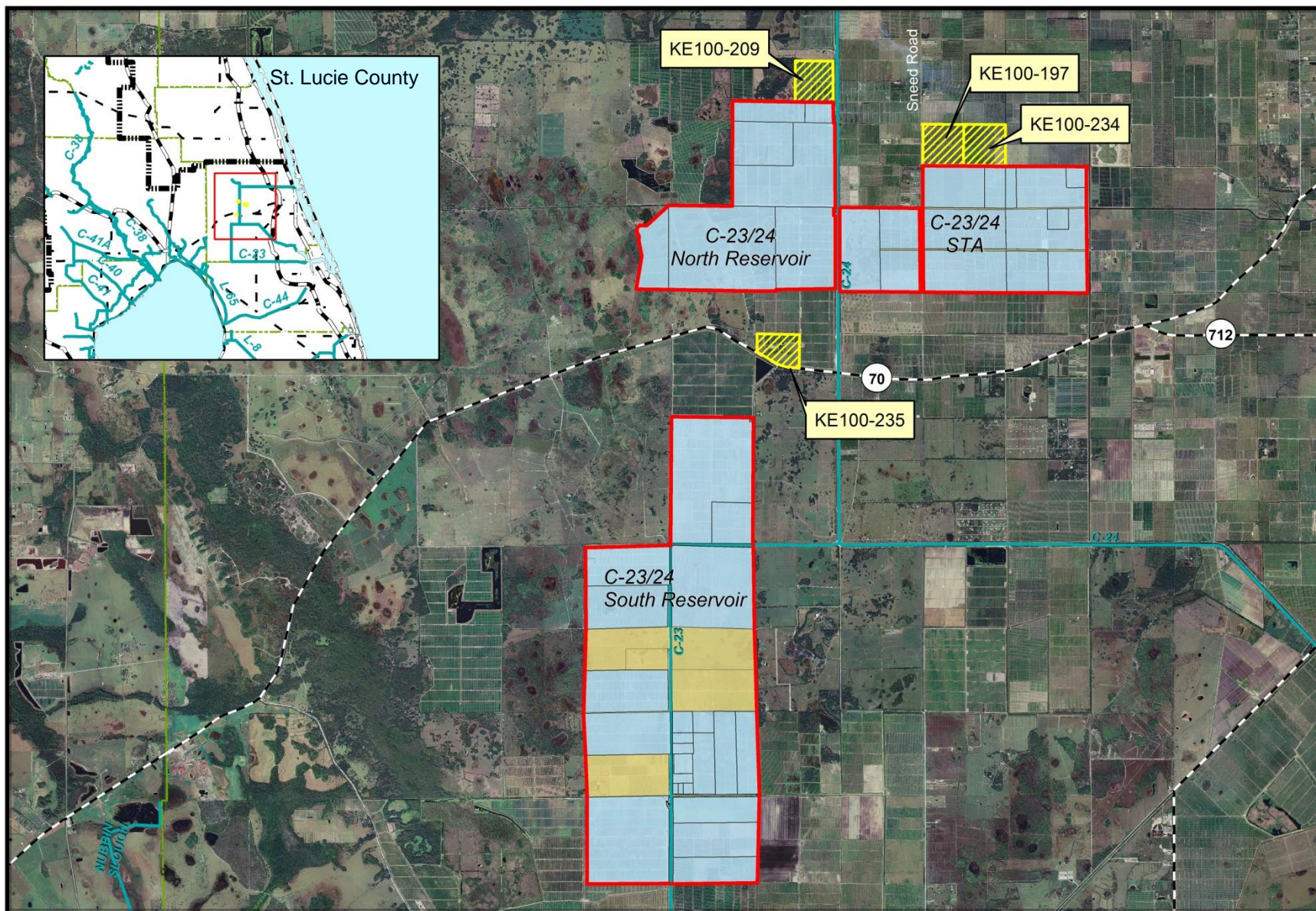
0 50 100 200 Feet

## **Tract No. 19103-829**

- **Why Surplus:** Originally acquired for the Kissimmee River Restoration Project.
- **Improvements:** Single family residence with power, well and septic system. It also has easement access to the water.
- **Acreage:** 0.36 Acres
- **Estimate of Value:** The estimated current value of the lot is \$15,000.00.
- **County:** Highlands
- **Current Zoning:** State (AU)
- **Deed Restrictions:** Subject to a flowage easement on the property.
- **Location:** Off of US 98 and CR 721, within Hidden Acres subdivision.

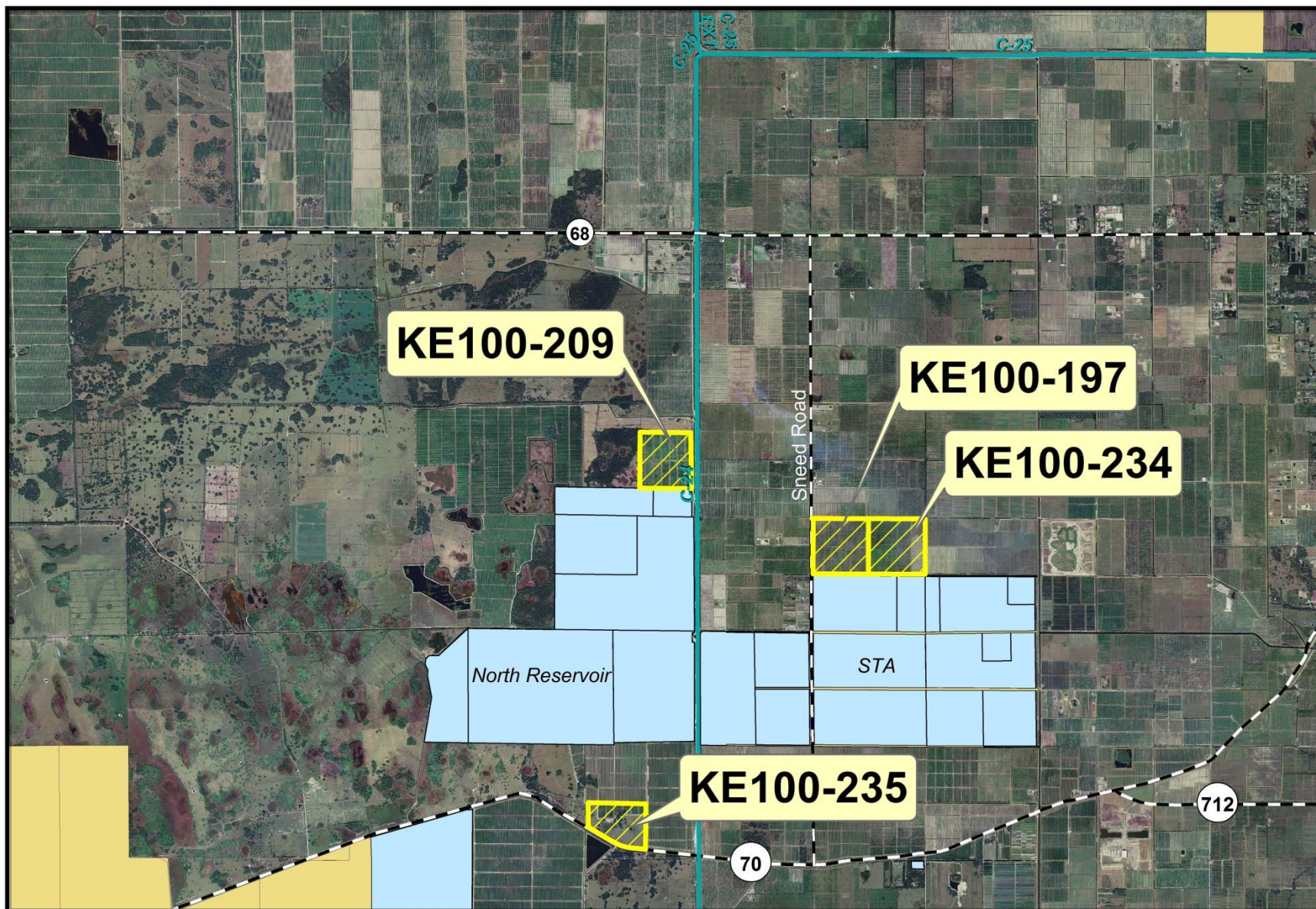


# KE100-197, KE100-209, KE100-234, KE100-235 and KE100-236 (C-23/24 Project)



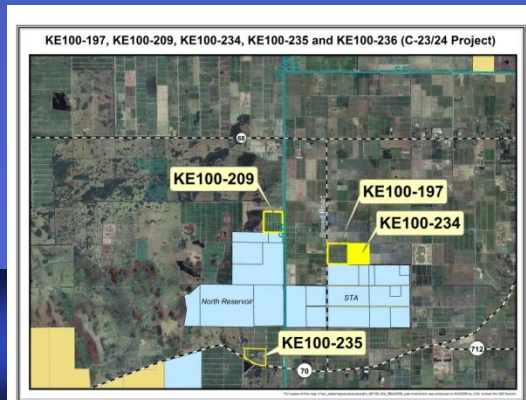


# KE100-197, KE100-209, KE100-234, KE100-235 and KE100-236 (C-23/24 Project)



## Tract No. KE100-234

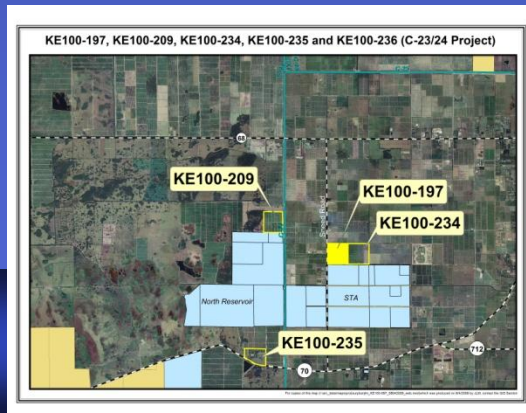
- **Why Surplus:** Originally acquired as part of a larger parcel needed for the C-23/C-24 Stormwater Treatment Area. This portion falls outside of the project boundary.
- **Acreage:** 157.11 Acres
- **Estimate of Value:** The estimated current value is \$1,885,320.00
- **County:** St. Lucie
- **Current Zoning:** Agricultural (AG-5)
- **Special Conditions:** Property is fully fenced and currently under lease for cattle grazing.





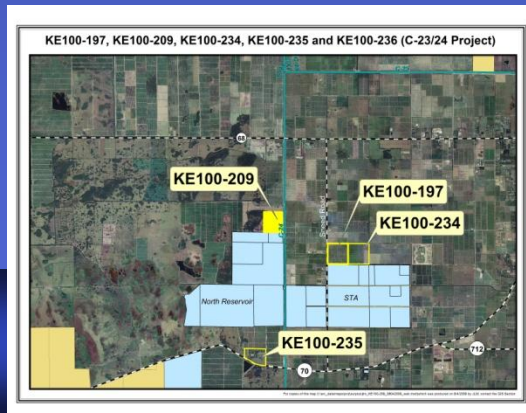
## Tract No. KE100-197

- **Why Surplus:** Originally acquired as part of a larger parcel needed for the C-23/C-24 Stormwater Treatment Area.
- **Acreage:** 153.22 Acres
- **Estimate of Value:** The estimated current value is \$2,298,300.00.
- **County:** St. Lucie
- **Current Zoning:** Agricultural (AG-5)
- **Special Conditions:** Property is a citrus grove.



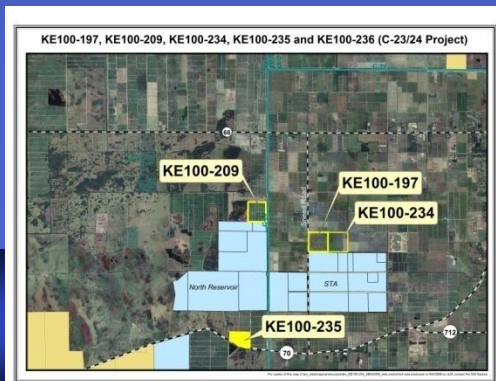
## Tract No. KE100-209

- **Why Surplus:** Originally acquired as part of a larger parcel needed for the C-23/C-24 North Reservoir. This portion falls outside of the project boundary.
- **Acreage:** 146.25 Acres
- **Estimate of Value:** The estimated current value is \$877,500.00.
- **County:** St. Lucie
- **Current Zoning:** Agricultural (AG-5)
- **Special Conditions:** Currently under lease for cattle grazing and citrus production until 06/30/2012.



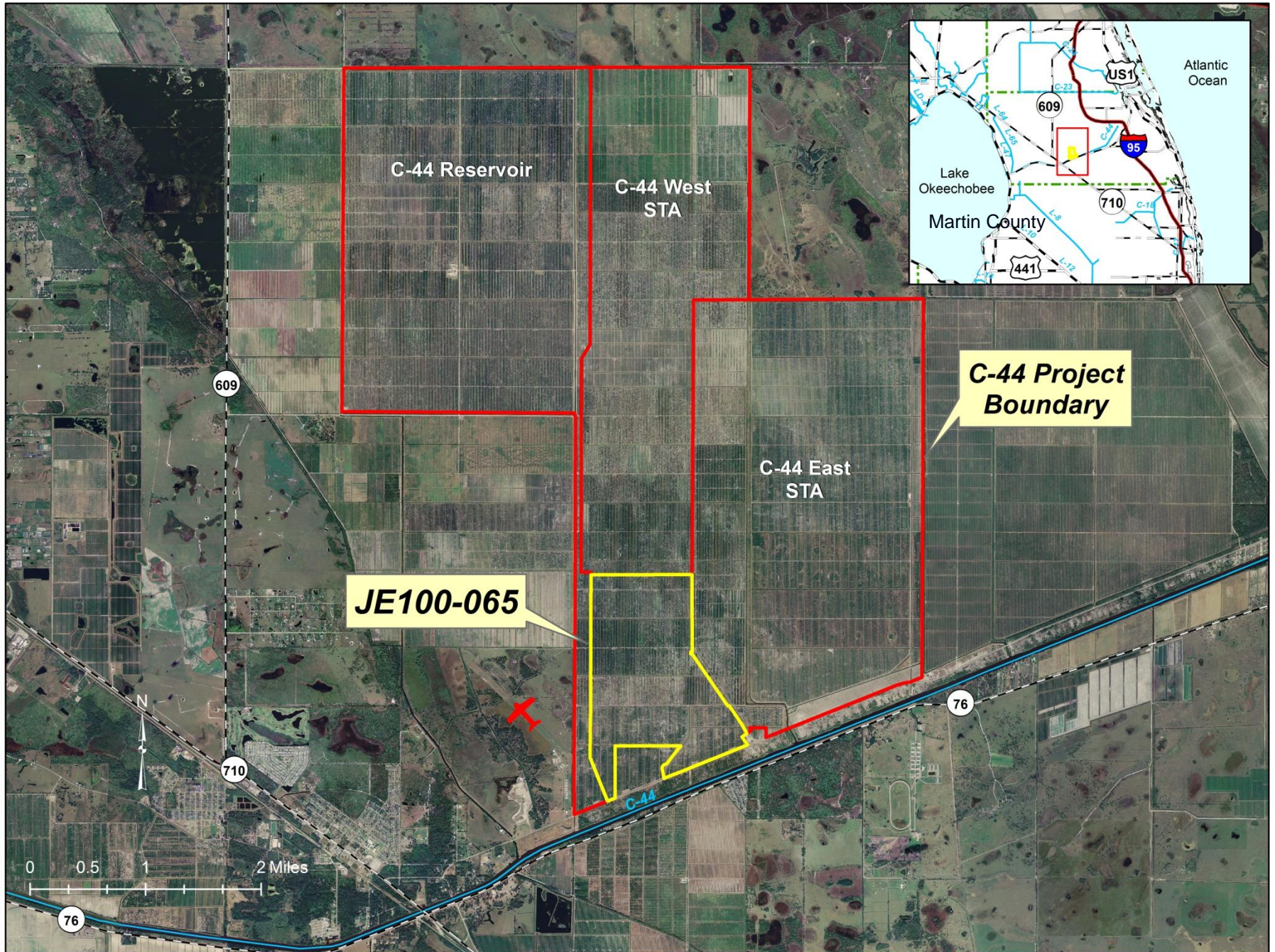
## Tract No. KE100-235

- **Why Surplus:** Originally acquired as part of a larger parcel needed for the C-23/C-24 North Reservoir. This portion falls outside of the project boundary.
- **Acreage:** 109.94 Acres
- **Estimate of Value:** The estimated current value is \$2,386,200.00.
- **County:** St. Lucie
- **Current Zoning:** Agricultural (AG-5)
- **Deed Restrictions:** Prior owner has right of first refusal.
- **Special Conditions:** Property is fully fenced and currently under lease for cattle grazing and citrus production until 06/30/2012.



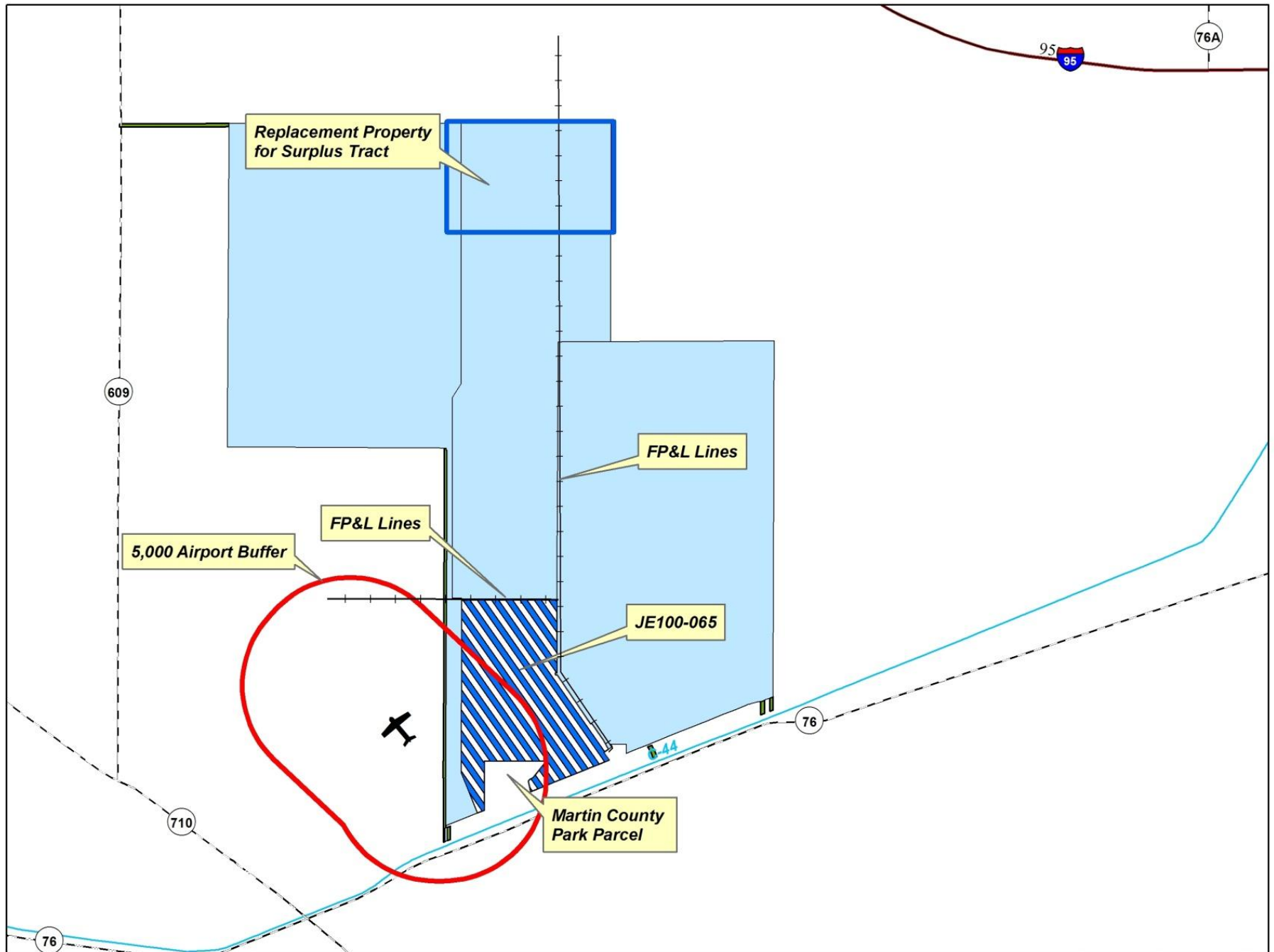


# JE100-065





# JE100-065



## Tract No. JE100-065

- **Why Surplus:** Originally acquired in January 2006 for use as a reservoir or stormwater treatment area. No longer within project boundaries. In addition, an FAA Advisory Circular discourages wildlife water attractants within a certain distance. 11/06 Corps e-mail requests compliance with Circular.
- **Acreage:** 1,072.22 Acres
- **Estimate of Value:** The estimated current value is \$10,722,200.00.
- **County:** Martin
- **Current Zoning:** Agricultural (A-2)
- **Special Conditions:** This is an active citrus grove.
- **Location:** North side of Citrus Blvd., 2 miles east of Indiantown.

## **FAA Advisory Circular Hazardous Wildlife Attractants Near Airports**

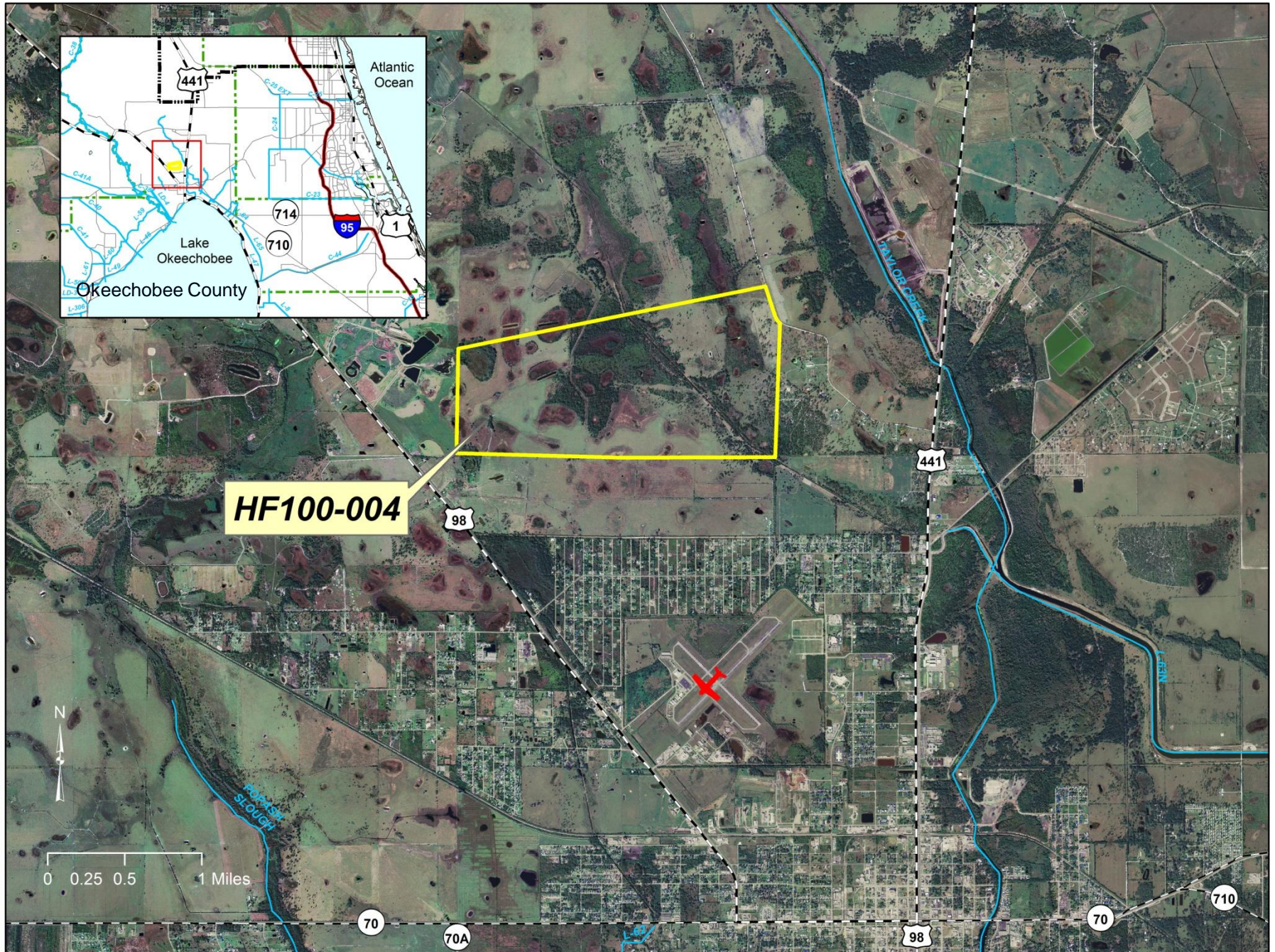
- **Applies to:** Public Use Airports
- **Separation Distance:** “The FAA recommends the minimum separation criteria outlined below for land-use practices that attract hazardous wildlife to the vicinity of airports.” [1-1]
  - 5,000 feet – Piston Powered Aircraft
  - 10,000 feet – Turbine Powered Aircraft
- **Artificial Marshes:** “The FAA strongly recommends against establishing artificial marshes within the separations” [2-3e]

## **FAA Advisory Circular Hazardous Wildlife Attractants Near Airports (cont'd)**

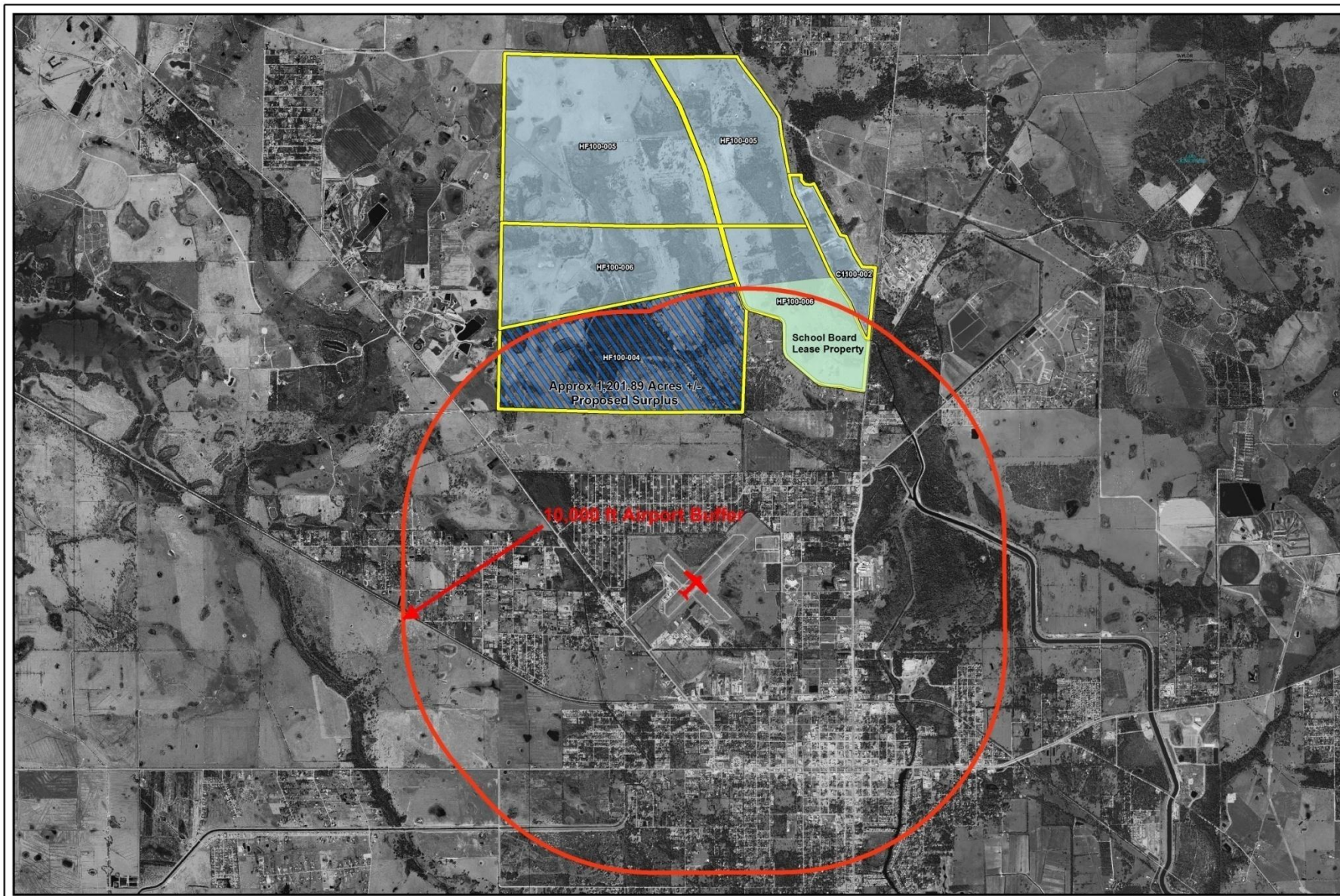
- **Background:**
  - 07/2003 - FAA, USACOE, EPA, USFWS signed agreement acknowledging respective missions in protecting aviation from wildlife hazards and agreeing to “promote.....land uses attractive to hazardous wildlife outside [FAA] siting criteria.”
  - 11/2006 - USACOE e-mail stating Taylor Creek project should be sited outside 10,000 foot buffer area in accordance with FAA Advisory Circular.



# HF100-004







## Tract No. HF100-004

- **Why Surplus:** Originally acquired in 2001 for use as a reservoir or stormwater treatment area. A 2004 FAA Advisory Circular discourages certain wildlife water attractants within a certain distance. 11/06 Corps e-mail requests compliance with buffer criteria.
- **Acreage:** 1,201.89 Acres
- **Estimate of Value:** The estimated current value is \$8,400,000.00.
- **County:** Okeechobee

## **Tract No. HF100-004 – continued...**

- **Current Zoning:** Agricultural (Rural Estate)
- **Deed Restrictions:** Prior owner has right of first refusal.
- **Special Conditions:** Currently under lease for cattle grazing purposes until 09/01/2009.
- **Location:** Access off Highway 441 and Hilliard Road.

## Recommendations

- **WRAC Issues Workshop**
  - **Process/participation in declaring lands surplus**
  - **Utilization of surplus derived funds**
  - **Application of FAA Advisory Opinion**
  
- **Present Governing Board with amended surplus resolution following WRAC Issues Workshop**
  - **No action to be taken on June Governing Board Resolution regarding surplus lands**
  
- **Temporary Lease of Old Kissimmee Field Station to Osceola County Civil Air Patrol**